

LOT

104

17/17a/19 Holt Road, Liverpool L7 2PL

*GUIDE PRICE £80,000-£85,000



Not to scale. For identification purposes only

- **Mixed use property providing two ground floor units together with accommodation above. Double glazing. Manual roller security shutters.**

Description A pair of two storey interconnecting retail units together with accommodation above. The property benefits from double glazing and manual roller security shutters. The property would be suitable for a number of uses, to include residential redevelopment, HMO Investment purposes, subject to gaining the necessary consents.

Situated Fronting Holt Road close to its junction with Needham Road within easy access to Kennington amenities and approximately 1 mile from Liverpool city centre.

Ground Floor Interconnected Retail Units
 No 17 – 33.7m² (363 sq.ft)
 No 19 – 38m² (409 sq.ft)

First Floor Hall, Living Room, Shower Room/WC, Bathroom/WC, two bedrooms, Kitchen/Diner.

Outside Rear yard.